



THE
A-TEAM

**RE/MAX
FIRST**

352270 242 Avenue, Rural Foothills County T0L 0K0

MLS® #: **A2187443**

Area: **NONE**

Listing Date: **02/15/25**

List Price: **\$1,449,000**

Status: **Active**

County: **Foothills County**

Change: **-\$51k, 20-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Rural Foothills County**
Year Built: **1980**

Lot Information

Lot Sz Ar: **518,364 sqft**
Lot Shape: **See RPR**

Access:

Lot Feat:

Park Feat:

Finished Floor Area
Abv Sqft: **4,792**
Low Sqft:
Ttl Sqft: **4,792**

DOM

67

Layout

Beds: **5 (5)**
Baths: **3.5 (3 1)**
Style: **2 Storey, Acreage with Residence**

Parking

Ttl Park: **5**
Garage Sz: **2**

Creek/River/Stream/Pond, Gazebo, Gentle Sloping, Private, Rectangular Lot, Secluded, Treed Aggregate, Double Garage Attached, Garage Door Opener, Garage Faces Front, Insulated

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air, Natural Gas**
Sewer: **Septic System**
Ext Feat: **Fire Pit, Private Entrance, Private Yard**

Construction: **Cedar, Composite Siding, Stone**
Flooring: **Carpet, Ceramic Tile, Hardwood, Laminate, Vinyl Plank**
Water Source: **Well**
Fnd/Bsmt: **Wood**

Kitchen Appl: **Dishwasher, Dryer, Garage Control(s), Microwave, Oven-Built-In, Range, Refrigerator, Washer**
Int Feat: **Breakfast Bar, Ceiling Fan(s), Chandelier, Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, Kitchen Island, Quartz Counters, Recessed Lighting, Skylight(s), Storage, Vinyl Windows, Walk-In Closet(s), Wired for Data**
Utilities: **Cable Connected, Electricity Connected, Natural Gas Available**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	57`5" x 63`2"	Dining Room	Main	56`10" x 47`4"
Dining Room	Main	39`8" x 57`5"	Living Room	Main	62`4" x 50`10"

Family Room	Main	57`5" x 63`9"	Foyer	Main	63`5" x 39`4"
Office	Main	62`11" x 48`2"	Den	Main	24`10" x 36`11"
Laundry	Main	31`2" x 24`10"	Sunroom/Solarium	Main	47`4" x 64`0"
Bedroom - Primary	Second	57`5" x 59`1"	Bedroom	Second	36`11" x 54`2"
Bedroom	Second	40`2" x 38`7"	Bedroom	Second	33`4" x 62`11"
Bedroom	Main	43`3" x 51`1"	2pc Bathroom	Main	21`4" x 13`8"
3pc Bathroom	Main	18`1" x 24`7"	5pc Bathroom	Second	52`3" x 38`0"
4pc Ensuite bath	Second	51`8" x 33`11"	Mud Room	Main	32`10" x 32`10"
Family Room	Lower	114`10" x 55`9"	Kitchenette	Basement	32`3" x 62`1"
Exercise Room	Basement	46`6" x 36`1"	Bathroom - Roughed-in	Basement	
Flex Space	Basement	78`9" x 51`1"	Storage	Basement	38`10" x 33`4"
Covered Porch	Main	26`3" x 64`0"	Loft	Second	46`6" x 41`10"

Legal/Tax/Financial

Title: Zoning:
Fee Simple **CR**
Legal Desc: **7710905**

Remarks

Pub Rmks: Enjoy living in the foothills of the world-class Rocky Mountains surrounded by NATURE ~ rolling hills, trees, wildlife and STUNNING VIEWS! This large two-story home with nearly 4,800 sq/ft of above grade living space + 1500 sq/ft developed walk-out- basement living + large deck, front patio and covered front porch has been recently & thoroughly RENOVATED and UPGRADED. With superb curb appeal, the exterior has also been fully upgraded ~ NEW WINDOWS & DOORS, HARDIE BOARD, and NEW SOFFIT, FASCIA & EAVES. The Main Entrance of this home greets you with a functional sitting area & MAGNIFICANT GRAND DOUBLE STAIRCASE that climbs up to the 2nd level. The large windows throughout flood the home with NATURAL LIGHT. This beautiful 5-bedroom home was designed with an abundance of space for LUXURIOUS, COMFORTABLE LIVING and includes an EXTRA-LARGE KITCHEN, 3 FIREPLACES, a Family Room off the kitchen + FORMAL Living and Dining Rooms, 3 FULL BATHROOMS with rough-in for a 4th in the lower level, OFFICE/GAMES ROOM with MURPHY BED, and a convenient MAIN FLOOR BEDROOM and Bathroom that could be used for live-in child care or extended family. The second-floor hosts 4 bedrooms, and two RECENTLY RENOVATED BATHROOMS ~ the Main Bathroom has a double vanity and an above-average 6' long bathtub. The Primary Ensuite Bathroom also has a double vanity and a 46" x 58" shower. With plenty of space for a workshop, gym or art studio, the walk-out basement also has a large open Family Room with beautiful Pella patio doors that open to the back yard patio. Enjoy the luxury of fresh air-dining in the fully protected SUN ROOM which sits off the back of the house or in the Gazebo in the front yard. With a FANTASTIC LOCATION, this quiet, private 11.9-acre treed property with trails and a creek running through it, sits on a cul-de-sac ~ a GREAT FAMILY HOME to make memories to last a lifetime!

Inclusions: **Murphy Bed, 7' Pool Table, Starlink System**
Property Listed By: **Sotheby's International Realty Canada**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











